



## Aston Court Lyon Street

Bognor Regis, PO21 1BH

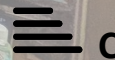
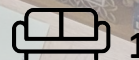
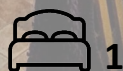
**£140,000**

Located in the charming coastal town of Bognor Regis, this delightful purpose-built first-floor flat offers a perfect blend of comfort and convenience. The well-thought-out layout includes, entrance hall with useful storage cupboard; dual aspect kitchen / dining room; good-sized living room; double bedroom with built-in wardrobes; bathroom with shower over bath. Additional benefits include parking space in the communal parking area (6 spaces available) and well-maintained communal gardens. This property is age-restricted being suitable for those aged over 55. Situated close to Bognor Regis town centre, this property is ideally located near a variety of shops, amenities, and transport links, including a mainline train station and bus routes. The beautiful seafront is also within easy reach, offering a delightful escape for leisurely walks and seaside enjoyment. Council Tax Band - A. Tenure - leasehold, 999-year lease with 980 years remaining. Residents own a share of the freehold. No ground rent. Service charge £800 payable in two instalments of £400.00. EPC - C.

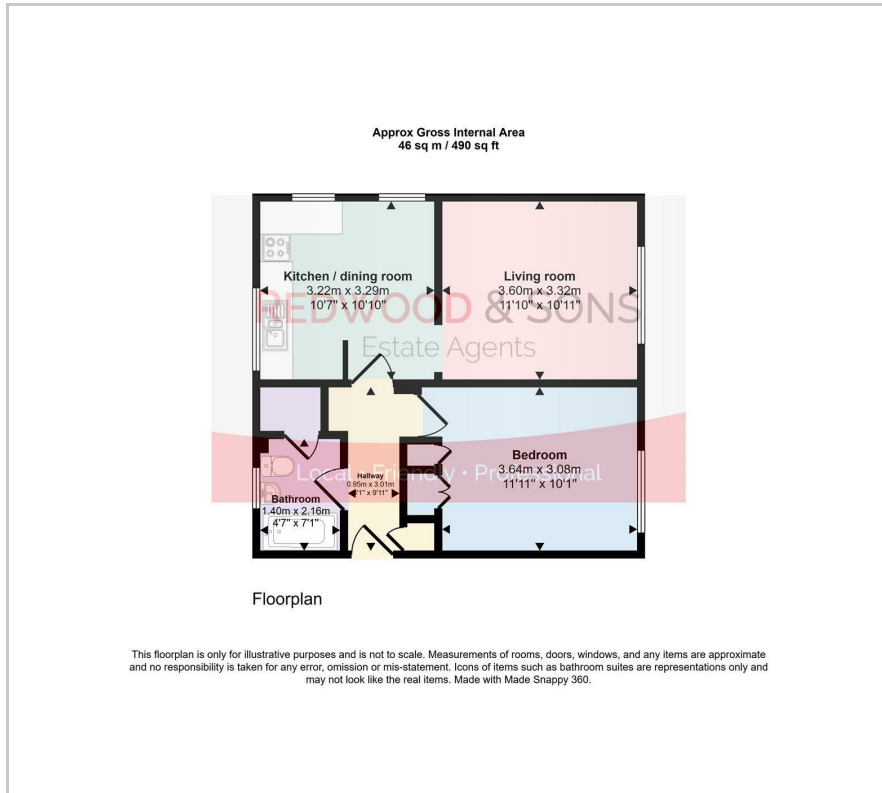
- Purpose-built first-floor flat
- Age-restricted (over 55 years of age)
- One double bedroom
- Kitchen / dining room
- Living room
- Bathroom
- Parking space
- 999 year lease with 980 years remaining
- Share of freehold
- Close to Bognor Regis town centre shops, amenities, train station, bus routes & seafront

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



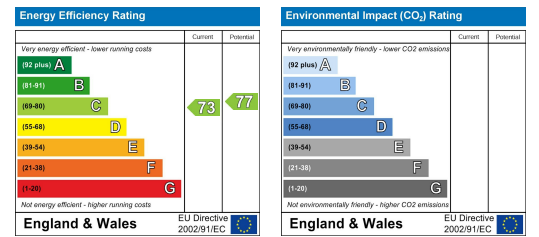
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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